



39 Hillsboro Ave
Toronto Ontario M5R 1S6
Sold: \$1,705,000
List: \$1,769,000

Toronto C02 Annex Toronto

Taxes: \$6,888.23/2024

For: Sale

% Dif: 96

Sold Date: 02/10/2025

SPIS: N

Last Status: SLD

DOM: 14

Semi-Detached

Fronting On: S

Rms: 6

Link:

Acreage:

Bedrooms: 3

3-Storey

21.4 x 79.22 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x4x3rd

Dir/Cross St: Davenport and Avenue

MLS#: C11943021

PIN#: 211940404

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	None	Cable TV:	
Basement:	Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.27	x 10.86	Fireplace	Open Concept	
2	Dining	Main	14.27	x 10.86	Open Concept		
3	Kitchen	Main	14.27	x 10.86	Breakfast Area	W/O To Yard	Centre Island
4	Prim Bdrm	2nd	15.29	x 12.2	4 Pc Ensuite	Sliding Doors	Walk-Thru
5	Den	2nd	13.48	x 13.09	Fireplace	W/O To Balcony	
6	Loft	3rd	29.2	x 14.11	4 Pc Bath	W/O To Balcony	

Client Remks: New York style living in this contemporary semi! Own your own pied a Terre nestled within steps of vibrant Yorkville! Walk to every shop, the best restaurants, art galleries, museums, & TTC chic urban living surrounded by glory of the trees of Ramsden Park! Need parking?!?! No problem!!! Rent a spot across the street in protected underground lot. Light filled home features 2 fireplaces, a private garden a third floor sundrenched balcony, and ample basement storage. Surrounded by the best private schools, and amazing Jesse Ketchum (public). 5 minute walk to Rosedale Subway/Cumberland & bay! Yorkville/Rosedale/Summerhill at your finger tips!! Street permit parking as well. ****EXTRAS**** Buyer acknowledges that the Seller cannot certify that the street permit parking or rental parking can be obtained and is at Buyers Risk.

Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



37 Dupont St
Toronto Ontario M5R 1V3
 Toronto C02 Annex Toronto

Sold: \$1,965,000
List: \$1,995,000

Taxes: \$10,257/2024
Sold Date: 01/27/2025

For: Sale

% Dif: 98

SPIS: N **Last Status:** SLD **DOM:** 14

Semi-Detached

Fronting On: S

Rms: 9 + 2

Link:

Acreage:

Bedrooms: 4 + 2

3-Storey

16 x 118 Feet

Washrooms: 4

Irreg:

**1x2, 1x3x3rd, 1x2xMain,
1x4xLower**

Dir/Cross St: Avenue Rd and Dupont St

MLS#: C11921546

PIN#: 212170136

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove, Hospital, Library, Park, Public Transit, School	Retirement:	N
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	9.15	x 12.89	Stone Counter	Sliding Doors	W/O To Sunroom
2	Dining	Main	10.66	x 12.47	2 Pc Ensuite		
3	Living	Main	9.09	x 15.32	Fireplace	B/I Shelves	Hardwood Floor
4	Breakfast	Main	10.07	x 6.43	Glass Doors	W/O To Patio	Tile Floor
5	Prim Bdrm	2nd	14.01	x 30.64	Fireplace	Bay Window	3 Pc Ensuite
6	2nd Br	2nd	9.65	x 8.92	South View	O/Looks Garden	Window
7	3rd Br	3rd	12.07	x 12.89	Overlook Patio	Hardwood Floor	Window
8	4th Br	3rd	8.73	x 10.56	Double Closet	Hardwood Floor	O/Looks Frontyard
9	Rec	Lower	12.4	x 24.02	Ceramic Floor	Closet	Window
10	Laundry	Lower	12.66	x 9.74	Ceramic Floor	Laundry Sink	B/I Shelves

Client Remks: This elegant and upgraded 4 bedroom/4 bath Annex home is a true breath of fresh air, and has it all! Every square inch of this home is highly efficient, functional and meticulously maintained. Tasteful finishings include high ceilings, hardwood floors throughout, renovated kitchen with top of the line appliances and Sunroom overlooking the private, urban garden. The 2nd floor showcases a south facing office with pocket door, an elaborate Dressing Room, 5 piece ensuite and a spectacular Primary with high ceilings, bay window and the original decorative fireplace. The 3rd floor features a fabulous south facing roof top deck with views of the City skyline, 2 spacious bedrooms and 4 piece bath. The Lower Level has high ceilings & an incredibly well designed dedicated Laundry Room. The south facing garden leads to a rare Double car garage & third parking space on a wide lane. Easy access to the Dupont Subway station, the Rosedale subway, Ramsden Park, & the shops Summerhill/ Yonge St.

Extras: Notable upgrades are endless! See full list. This home is a legal duplex but functions as a single family home. Property has a detached double car garage and laneway suite potential to be confirmed by Buyer.

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



18 Belmont St
Toronto Ontario M5R 1P8
 Toronto C02 Annex Toronto

Sold: \$1,990,000
List: \$2,098,900

Taxes: \$8,326/2024

For: Sale

% Dif: 95

Sold Date: 05/27/2025

SPIS: N

Last Status: SLD

DOM: 4

Att/Row/Twnhouse

Fronting On: N

Rms: 10

Link:

Acreage:

Bedrooms: 2 + 1

2-Storey

16.96 x 81.75 Feet

Washrooms: 3

Irreg:

1x2xMain, 1x4x2nd, 1x3xGround

Dir/Cross St: Yonge & Davenport **Directions:** Yonge & Davenport

MLS#: C12169106

PIN#: 211940468

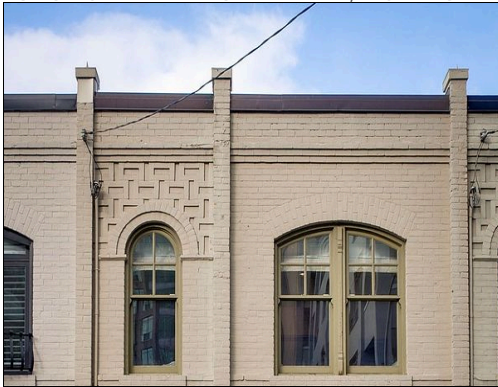
Kitchens:	2	Exterior:	Brick	Zoning:	Res
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Apartment / Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	N
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Heritage

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.5	x 1.28	Tile Floor	Double Closet	
2	Living	Main	25.98	x 9.68	Combined W/Dining	Hardwood Floor	Gas Fireplace
3	Dining	Main	25.98	x 9.68	Combined W/Dining	Hardwood Floor	Crown Moulding
4	Kitchen	Main	9.42	x 10.01	Porcelain Floor	Stainless Steel Appl	W/O To Balcony
5	Prim Bdrm	2nd	10.76	x 16.01	Hardwood Floor	Closet	Picture Window
6	2nd Br	2nd	9.51	x 9.68	Hardwood Floor	Closet Organizers	Picture Window
7	Living	Ground	12.01	x 6	Combined W/Dining	Heated Floor	Gas Fireplace
8	Kitchen	Ground	15.16	x 9.74	Heated Floor	Stainless Steel Appl	W/O To Terrace
9	3rd Br	Ground	15.09	x 10.01	Heated Floor	W/O To Terrace	
10	Laundry	Ground	4.99	x 10.07	Heated Floor	Laundry Sink	

Client Remks: Client Remarks Located in Yorkville, this executive fully renovated freehold Heritage (1880's) 2 storey townhome is a beautiful combination of modern luxury finishes while appreciating the subtle charm of its Historical significance. A 3 level sanctuary w/approx 1800 sq feet of living space. Filled with warmth, character and European inspired elegance. Wide Plank oak hardwood floors throughout, Gourmet custom kitchen with shaker cabinets, porcelain tile floors, high end appliances, stone counters & private balcony, lower level (above grade) with heated tile floors can be used as a great apartment to generate income or ideal for multi-generational family/older teen with separate entrance & private backyard (can easily be converted back to single family), 2 gas fireplaces, Rare 2 car side by side parking off lane, flagstone landscaping, original staircase with exposed brick, high ceilings on 3 floors, *Fabulous terrace on upper floor with tree top views (can be converted into 3rd bedroom) makes for great private retreat in the city. A flexible layout allows for 2--4 bedroom. This home balances timeless elegance with modern convenience including the best of prestigious Yorkville's boutique shops, fine dining, top rated schools, parks & easy access to Rosedale subway giving you all of the best amenities in walking distance.

Extras:

Listing Contracted With: RE/MAX REALTRON REALTY INC. 905-764-6000



8 Belmont St
Toronto Ontario M5R 1P8
 Toronto C02 Annex Toronto

Sold: \$2,475,000
List: \$2,500,000

Taxes: \$12,138.45/2024

For: Sale

% Dif: 99

Sold Date: 02/06/2025

SPIS: N

Last Status: SLD

DOM: 3

Att/Row/Twnhouse

Fronting On: N

Rms: 7

Link:

Acreage:

Bedrooms: 3

2-Storey

17.22 x 81.75 Feet

Washrooms: 3

Irreg:

1x5x3rd, 1x2x2nd, 1x4xLower

Dir/Cross St: Yonge & Belmont

MLS#: C11952051

PIN#: 211940473

Assignment: N

Fractional Ownership: N

Kitchens: 1
Fam Rm: Y
Basement: Fin W/O
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Apx Sqft: 2000-2500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Family Room, Fireplace/Stove, Park, Public
 Transit, Rec Centre, School,
 Wooded/Treed

Zoning:
Cable TV: Y **Hydro:** Y
Gas: Y **Phone:** Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct:
Spec Desig: Heritage

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Heated Floor	Limestone Flooring	Closet
2	Dining	Main	12.83	x 12.66	B/I Shelves	W/O To Balcony	Hardwood Floor
3	Library	Main	11.48	x 9.42	Stone Counter	Walk-Out	Beamed
4	Kitchen	Main	11.15	x 10.99	Heated Floor		
5	Family	Main	12.83	x 12.66	Walk-Out	Hardwood Floor	Broadloom
6	Mudroom	Main	0	0	Heated Floor	French Doors	Limestone Flooring
7	Prim Bdrm	2nd	16.34	x 13.68	W/I Closet	B/I Shelves	Hardwood Floor
8	2nd Br	2nd	11.52	x 10.17	Cathedral Ceiling	Juliette Balcony	Skylight

Client Remks: Located in Yorkville, this enchanting 1880s renovated heritage townhouse evokes the charm of a country English cottage blended seamlessly with modern luxury with the highest quality of craftsmanship throughout. Behind its timeless row house facade lies a 3-level sanctuary with over 2000 sq ft of living space, filled with warmth, character & European-inspired elegance. Ornate details like antique elm flooring, limestone gas fireplaces & custom millwork add to its storied past, while high ceilings & abundant natural light infuse the space with an airy, tranquil charm. The main floor foyer leads to an expansive & elegant formal living room adorned with a bay window & a limestone fireplace. A bespoke library with intricate millwork & built-ins, features French doors opening onto a balcony overlooking Ramsden Park. A main floor powder room with imported Parisian wainscoting adds a unique touch. The heart of the home awaits - a country-style eat-in kitchen featuring an iconic AGA stove, walk-in pantry, Belgian blue stone countertops, custom cabinetry, Elm ceiling beams & heated French limestone floors. The adjoining dining area & family room (or guest bedroom) flow effortlessly to a landscaped French-inspired garden. This outdoor space is an idyllic setting for al fresco dining or quiet reflection. Upstairs, the primary bedroom is a peaceful retreat with custom built-ins, a walk-in closet, and a luxurious five-piece bathroom adorned with Carrera marble and limestone finishes. The second bedroom, with its wood panelled cathedral ceilings, skylight, & treetop views from a juliette balcony, feels like a private hideaway. With a flexible layout accommodating 2-4 bedrooms & rare 2 car parking via the laneway, this home balances timeless elegance with modern conveniences. Steps from Yorkville's boutique shops, fine dining, top schools, & lush parks, & with easy access to the Rosedale Subway, this charming residence offers the best of European Elegance in the Heart of Toronto.

Extras: 2 car parking, Furnace, AC & Hot Water tank all new in 2024, Heated Limestone Floors, 2 Gas Fireplaces, Custom Millwork, High end appliances incl: AGA Stove See virtual tour for more pics & Video Public Open House Sat 2-4pm

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



26 Chicora Ave
Toronto Ontario M5R 1T6
Toronto C02 Annex Toronto
Taxes: \$11,501.84/2024
Sold Date: 05/04/2025
SPIS: N
Last Status: SLD
DOM: 4

Sold: \$2,500,000
List: \$2,595,000
For: Sale
% Dif: 96
Rms: 8 + 3
Bedrooms: 3 + 1
Washrooms: 4
1x2xMain, 1x5x2nd, 1x4x3rd,
1x3xLower

Fronting On: N
Acreage: 25 x 118 Feet
Irreg:

Dir/Cross St: Bedford Rd / Chicora Ave
Directions: Southwest of Avenue Road and Dupont Street

MLS#: C12114069

PIN#: 212170157

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Drive: Lane Gar/Gar Spcs: Carport / 2 Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.28	x 3.28	Hardwood Floor	Stained Glass	Fireplace
2	Living	Main	13.42	x 11.42	Hardwood Floor	Combined W/Dining	Recessed Lights
3	Dining	Main	17.09	x 10.76	Hardwood Floor	Combined W/Living	O/Looks Garden
4	Kitchen	Main	18.57	x 8.83	Breakfast Bar	Stainless Steel Appl	W/O To Garden
5	Library	2nd	12.07	x 9.42	Bay Window	Fireplace	B/I Bookcase
6	Prim Bdrm	2nd	17.16	x 12.66	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	3rd	15.91	x 11.68	Hardwood Floor	South View	Window
8	3rd Br	3rd	10.83	x 10.6	Hardwood Floor	4 Pc Ensuite	W/O To Sundeck
9	Rec	Lower	13.48	x 9.25	Laminate	Pot Lights	Walk-Up
10			0	0	Above Grade Window	W/W Closet	
11	Other	Lower	3.28	x 3.28	Stainless Steel Sink		
12	Utility	Lower	3.28	x 3.28			

Client Remks: Warm and inviting Edwardian home on this tranquil street; the vibrant East Annex's best kept secret. Tastefully renovated throughout and rich in character. A welcoming foyer with gas fireplace leads to the combined living room and dining room, and the modern kitchen with a breakfast bar walks out to the garden. Upstairs is an open concept library and sitting room, as well as a laundry room (was a washroom, plumbing still there to convert back) and primary suite with large spa-like ensuite washroom and walk-in closet. The third floor offers two more bedrooms and a four piece washroom, plus a large sundeck nestled in the treetops. The lower level recreation room with walk-up, bedroom, and kitchenette (also plumbed for laundry) is perfect for multi-generational use or could possibly be rented out. The garden is wonderfully private and low maintenance, flooded in afternoon western light. The two car carport could also be developed into a garage or is permissible for a laneway house. Speak to LA regarding the GFA allowance, Chicora Avenue has an unusual and exceptional zoning that allows for enlarging the footprint of the house.

Extras:

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION416-489-2121



40 Elgin Ave
Toronto Ontario M5R 1G6
 Toronto C02 Annex Toronto

Sold: \$3,250,000
List: \$3,499,000

Taxes: \$15,271.42/2024

For: Sale

% Dif: 93

Sold Date: 04/14/2025

SPIS: N

Last Status: SLD

DOM: 13

Semi-Detached

Fronting On: N

Rms: 7

Link:

Acreage:

Bedrooms: 3

2 1/2 Storey

23.19 x 138.5 Feet

Washrooms: 4

Irreg:

**1x3x2nd, 1x1x2nd, 1x4x3rd,
1x2xBsmt**

Dir/Cross St: Avenue Rd/Bloor Directions: Avenue Rd two blocks north of Yorkville Ave.

MLS#: C12052633

PIN#: 212140101

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Unfinished	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Other	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Fenced Yard, Fireplace/Stove, Library, Park, School	Retirement:	
Year Built:	1906			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	2500-3000			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Heritage
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.66	x 3.9	Stone Floor		
2	Living	Main	15.58	x 10.99	Leaded Glass	Hardwood Floor	Crown Moulding
3	Dining	Main	16.24	x 12.93	Hardwood Floor	W/O To Patio	Crown Moulding
4	Kitchen	Main	12.01	x 10.93	Eat-In Kitchen	Stone Floor	W/O To Garden
5	Family	2nd	19.42	x 18.93	Bay Window	Fireplace	Hardwood Floor
6	2nd Br	2nd	14.67	x 10.93	Window	Broadloom	B/I Bookcase
7	3rd Br	2nd	12.83	x 10.6	Window	Double Closet	B/I Bookcase
8	Prim Bdrm	3rd	30.41	x 12.24	Broadloom	4 Pc Ensuite	W/I Closet

Client Remks: Welcome to this timeless treasure on one of the Annex's most charming streets. Brimming with architectural character, this home showcases replicas of original windows, French doors, coved ceilings, original staircases, and banisters beautifully complemented by high-quality renovations over the years. Lovingly maintained for decades, it offers a perfect blend of elegance and comfort. The main floor boasts elegant principal rooms, ideal for both entertaining and everyday living. Upstairs, the second floor features a stunningly spacious family room overlooking the streetscape, along with a private hallway leading to two well-appointed bedrooms and a shared bath. The third floor has been reimagined as a luxurious primary suite, complete with ample closet space, custom built-ins, and a four-piece bath. Outside, the landscaped backyard provides a serene retreat with a patio and garden for outdoor enjoyment. A built-in garage and private driveway with two parking spaces add exceptional value in this sought-after neighbourhood. Steps from the exclusive shops of Yorkville and Bloor St., grocery stores including Whole Foods, upscale restaurants, TTC, parks, U of T, and so much more.

Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



188 Bedford Rd
Toronto Ontario M5R 2K9
 Toronto C02 Annex Toronto

Sold: \$3,350,000
List: \$3,495,000

Taxes: \$13,354.45/2024

For: Sale

% Dif: 96

Sold Date: 03/31/2025

SPIS: N

Last Status: SLD

DOM: 21

Att/Row/Twnhouse

Fronting On: E

Rms: 8 + 3

Link:

Acreage:

Bedrooms: 3 + 1

3-Storey

15.65 x 150.25 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x5x2nd, 1x4x3rd,
1x4xLower

Dir/Cross St: Avenue and Dupont **Directions:** Townhouse located on west side of Bedford

MLS#: C12011481

PIN#: 212170025

Kitchens:	2	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Apartment	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.75	x 14.76	Hardwood Floor	Gas Fireplace	W/O To Yard
2	Dining	Main	17.32	x 11.52	Hardwood Floor	Separate Rm	Crown Moulding
3	Kitchen	Main	15.16	x 9.91	Hardwood Floor	Stone Counter	Window
4	Prim Bdrm	2nd	17.75	x 12.01	Hardwood Floor	His/Hers Closets	5 Pc Ensuite
5	Family	2nd	17.49	x 13.16	Hardwood Floor	Gas Fireplace	Closet
6	Laundry	2nd	7.68	x 4.17	Ceramic Floor	Closet	
7	2nd Br	3rd	14.76	x 11.25	Hardwood Floor	W/I Closet	Window
8	Office	3rd	15.32	x 14.76	Hardwood Floor	W/O To Balcony	Pot Lights
9	Exercise	3rd	15.26	x 11.75	Hardwood Floor	Skylight	Pot Lights
10	Rec	Lower	14.34	x 10.33	Laminate	Above Grade Window	
11	Kitchen	Lower	11.52	x 9.42	Laminate		
12	Br	Lower	14.4	x 11.84	Laminate	Closet	W/O To Yard

Client Remks: Welcome to this stunning, renovated Georgian red brick home in the heart of the Annex just steps to Yorkville, Ramsden Park and prime Yonge/Summerhill. Arrive to soaring 9'6" ceiling height thru/out main floor & streaming natural light from wall of west facing wdws across back of the home. Gorgeous herringbone oak floors connect the open concept main fl living/dining rm while Chef's kitchen at the front of the house is a showstopper w/ bespoke custom framed cabinetry by Bloomsbury, leathered quartzite countertops & top of the line Wolf/Sub-Zero appliances. 2nd Fl. is a downsizer's dream w/ focus on luxury & comfort the primary oasis boasts a 5-p ensuite, double closets, & ensuite laundry. A lg fam rm/den completes this floor w/ a gas f/pl & an abundance of natural light streaming in thru wall of windows & gorgeous designer finishes that will inspire you! Deceptively large, the 3rd fl has a loft-style office/exercise rm & bedrm & 4-pc bathrm & storage. Have "grown up" kids who need their own space? You're all set by adding a wall & creating 2 bedrms plus lounge - totally pvt from your space yet w/ abundance of light.Zoned Commercial/Residential provides unbelievable versatility; professional workspace w/staff coming to you; in-law suite; flat for your family & friends who visit; high end rental for addtl income; or quite simply enjoy it yourself as an extension of your incredible home. With a full kitchen, living space, 4 pc bathrm, laundry & large bedrm/office w/walkout to perfect city patio, possibilities are endless. Step out to escape to your own Japanese Maple Garden in the backyard surrounded by perennials, vines, & ivy w/covered rear patio that's perfect for relaxing. Enjoy the convenience of a rare, detached garage & parking pad for 2 cars. Live & work in the Annex - one of the most coveted neighbourhoods in the city steps to vibrant shops, cafes & restaurants & TTC just a 10-minute walk, this home truly has it all. Don't miss this unbelievable find!

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE416-888-7007



65 Elgin Ave
Toronto Ontario M5R 1G5
 Toronto C02 Annex Toronto

Sold: \$3,700,000
List: \$3,995,000

Taxes: \$17,664.64/2024

For: Sale

% Dif: 93

Sold Date: 03/13/2025

SPIS: N

Last Status: SLD

DOM: 52

Semi-Detached

Fronting On: S

Rms: 8

Link:

Acreage:

Bedrooms: 4

3-Storey

41.81 x 82.02 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x4x2nd, 1x6x2nd,
1x4x3rd

Dir/Cross St: Bedford Road & Elgin Avenue

MLS#: C11932456

PIN#: 212130052

Kitchens:	1	Exterior:	Brick	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	Y Hydro: Y
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Y Phone: Y
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	None
Apx Age:	100+	Prop Feat:	Central Vacuum, Clear View, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School	Retirement:	
Apx Sqft:	3000-3500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

Topography: Flat

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.92	x 14.07	Fireplace	Bay Window	Crown Moulding
2	Dining	Main	17.91	x 17.75	Crown Moulding	Fireplace	Bay Window
3	Kitchen	Main	12.76	x 10.43	Granite Counter	W/O To Yard	Breakfast Area
4	Prim Bdrm	2nd	17.91	x 14.83	6 Pc Ensuite	Fireplace	W/I Closet
5	2nd Br	2nd	16.4	x 13.75	4 Pc Ensuite	Fireplace	B/I Bookcase
6	3rd Br	3rd	18.01	x 11.42	Hardwood Floor	Fireplace	Window
7	4th Br	3rd	13.48	x 11.58	Broadloom	W/I Closet	Window
8	Rec	Lower	32.84	x 21.82	Fireplace	Broadloom	Above Grade Window

Client Remks: A rare offering in the heart of the Annex, 65 Elgin Avenue blends historic elegance with modern comfort. This grand residence features soaring ceilings, intricate millwork, and multiple fireplaces, with expansive south, west & north-facing windows filling the home with natural light. A formal living & dining room, a chef's kitchen with granite counters, ample storage, and a walkout to the backyard and parking. The second level boasts a spacious primary suite with a fireplace, walk-in closet, and luxurious ensuite with a custom double vanity, soaker tub, shower & bidet. A second bedroom/office with an ensuite, built-ins & a fireplace adds further charm. The third level features loft-style bedrooms, one with city views & a fireplace, plus a full bath & laundry nook. The lower level is a character-filled retreat with exposed brick, soaring ceilings, a recreation room with a wood-burning fireplace, and a dedicated wine cellar. ****EXTRAS**** 65 Elgin Avenue is just steps from Yorkville, U of T & transit. Enjoy top-tier dining, boutiques, cultural hotspots, parks & top schools. Close to museums, cafes & Bloor St shopping, offering the best of city living at your doorstep.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910



55 Lowther Ave
Toronto Ontario M5R 1C5
 Toronto C02 Annex Toronto

Sold: \$3,850,000
List: \$3,995,000

Taxes: \$19,405.79/2024

For: Sale

% Dif: 96

Sold Date: 04/30/2025

SPIS: N

Last Status: SLD

DOM: 64

Semi-Detached

Fronting On: S

Rms: 7 + 1

Link:

Acreage:

Bedrooms: 4 + 1

3-Storey

23.36 x 73.2 Feet

Washrooms: 5

Irreg:

**1x2xMain, 1x3x2nd, 1x4x2nd,
1x4x3rd, 1x4xLower**

Dir/Cross St: Bloor and Avenue Rd Directions: West of Avenue

MLS#: C11987049

PIN#: 212130005

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Built-In / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3000-3500	Arts Centre, Central Vacuum,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Park, Public Transit,		Oth Struct:	
POTL Mo Fee:		School		Survey Type:	Available
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	17.85	x 7.91	Double Closet	Hardwood Floor	Crown Moulding
2	Living	Main	20.34	x 17.32	Open Concept	Gas Fireplace	W/O To Patio
3	Dining	Main	15.68	x 11.58	Hardwood Floor	Crown Moulding	Combined W/Dining
4	Kitchen	Main	11.84	x 10.43	Granite Counter	Breakfast Bar	Breakfast Area
5	Prim Bdrm	2nd	20.34	x 18.5	W/I Closet	Bay Window	Broadloom
6	Bathroom	2nd	0	0	4 Pc Ensuite	Granite Counter	Separate Shower
7	2nd Br	2nd	17.91	x 14.4	Double Closet	Broadloom	3 Pc Ensuite
8	3rd Br	3rd	20.34	x 16.08	Double Closet	Broadloom	O/Looks Backyard
9	4th Br	3rd	13.98	x 10.33	Double Closet	Broadloom	O/Looks Frontyard
10	Bathroom	3rd	0	0	4 Pc Bath	Skylight	Ceramic Floor
11	5th Br	Lower	13.16	x 12.6	Broadloom	Wall Sconce Lighting	4 Pc Ensuite

Client Remks: An address of distinction! On tree-lined Lowther Avenue, there is a small collection of absolutely sensational executive townhomes built to the highest standards of excellence, in one of Canadas most prestigious residential pockets. The architect created these sensational brownstones sympathetic to the history of the neighbourhood, with classic finishes such as walnut stained Oak hardwood flooring on the ground floor, crown moulding, soaring windows & tall ceilings (nearly 10ft high on the main floor). Offering almost 3500 sqft across all levels, sophisticated living seamlessly flows here. Entertain in style in the abundantly proportioned, open concept living & dining room. With walls of windows and French doors, you & your guests can walk out to the easy-to-maintain back terrace. Both the front & back have been professionally landscaped with beautiful plantings & stone work...all with an eye to creating a low maintenance environment. Back indoors, the eat-in kitchen, cleverly located at the front of the house, has the most spectacular demilune shaped bay window in the breakfast area. Ascend the gracious staircase a you will be very impressed with the room proportions & over 9-ft ceilings. The primary bedroom is so large, it easily accommodates a king-sized bed and boasts an adjoining sitting area, an abundance of closet space, and a marble clad ensuite bathroom. Late evenings are spent in the very cozy den (could be used as another bedroom) reading a book or watching a movie. The third floor is sure to amaze with two beautifully scaled bedrooms and a shared bathroom. The lower level offers an additional bedroom with an ensuite bathroom, which would make for a perfect home gym. And direct access to your own private garage. Park your cars in the oversized double car garage. The garage is so large, it has its own utility room and an additional full sized secondary fridge. Walk literally everywhere. Enjoy the 5min walk to bustling Yorkville, Museums, Uoft & the subway.

Extras:

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA416-960-9995



72 Admiral Rd
Toronto Ontario M5R 2L5
 Toronto C02 Annex Toronto

Sold: \$4,000,000
List: \$3,700,000

Taxes: \$12,630.96/2025

For: Sale

% Dif: 108

Sold Date: 06/23/2025

SPIS: N

Last Status: SLD

DOM: 4

Semi-Detached

Fronting On: W

Rms: 9 + 2

Link:

Acreage:

Bedrooms: 5 + 1

3-Storey

25 x 112 Feet

Washrooms: 4

Irreg:

**1x2xMain, 1x5x2nd, 1x3x3rd,
1x3xLower**

Dir/Cross St: Admiral Rd south of Bernard **Directions: Bernard/Bedford**

MLS#: C12233130

PIN#: 212150213

Kitchens: 2
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Water / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1888
Yr Built Source: MPAC
Apx Sqft: 3000-3500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Front Yard
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Fireplace/Stove

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.42	x 9.15	Crown Moulding	W/O To Porch	
2	Living	Main	19.32	x 15.16	Fireplace	Pot Lights	Hardwood Floor
3	Dining	Main	14.99	x 12.01	Crown Moulding	Hardwood Floor	
4	Kitchen	Main	15.68	x 11.32	Centre Island	Pantry	Marble Counter
5	Prim Bdrm	2nd	18.01	x 15.42	W/I Closet	Hardwood Floor	
6	2nd Br	2nd	15.16	x 14.01	B/I Shelves	Hardwood Floor	
7	Bathroom	2nd	14.99	x 10.17	5 Pc Bath	Separate Shower	B/I Shelves
8	3rd Br	3rd	15.16	x 14.34	Fireplace	Juliette Balcony	Hardwood Floor
9	4th Br	3rd	10.66	x 7.84	French Doors	Cathedral Ceiling	Hardwood Floor
10	5th Br	3rd	14.99	x 11.75	Double Closet	B/I Shelves	Hardwood Floor
11	Kitchen	3rd	14.76	x 13.42	Large Window	Juliette Balcony	Hardwood Floor
12	Bathroom	3rd	10.66	x 6.27	3 Pc Bath	Skylight	Cathedral Ceiling
13	Rec	Lower	40.75	x 18.67	Walk-Out	Pot Lights	B/I Closet
14	Br	Lower	15.26	x 10.01	B/I Bookcase	Large Closet	Pot Lights
15	Bathroom	Lower	17.59	x 4.99	Combined W/Laundry	Wall Sconce Lighting	

Client Remks: Admirable Admiral Road. Stunning Victorian masterpiece. Period charm with high-end updates throughout. 5+1 bedrooms 4 baths. Front pad parking. Elegant side porch. Generous entry foyer. 10'4" ceilings on main floor. Grand living and dining rooms with crown mouldings, wall sconces, tall windows and ornate fireplaces. Stunning renovated kitchen. Upscale custom cabinetry. Large centre island with marble countertops. Walk-in pantry, Sub-Zero fridge, Wolf stove. Primary bedroom with walk-in closet. 2nd floor luxurious 5pc. bathroom. 3rd floor additional living space or separate unit with separate entrance. Most desirable block of coveted Admiral Road. Quiet one-way street. Walk to luxury Yorkville shopping, restaurants and cafes. Desirable schools, U of T campus, Queen's park, financial institutions and renown hospitals.

Extras:

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300



25 Bernard Ave		Sold: \$4,515,000	
Toronto Ontario M5R 1R3		List: \$4,585,000	
Toronto C02 Annex Toronto			
Taxes: \$21,050.96/2024		For: Sale	% Dif: 98
Sold Date: 02/20/2025			
SPIS: N	Last Status: SLD	DOM: 2	
Semi-Detached	Fronting On: S	Rms: 8 + 2	
Link:	Acreage:	Bedrooms: 3	
2 1/2 Storey	25 x 122 Feet	Washrooms: 4	
	Irreg:	1x2xBsmt, 1x3x2nd, 1x5x2nd, 1x3x3rd	
Dir/Cross St: Avenue Road & Davenport Road			

MLS#: C11975823	PIN#: 212140234
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat:	Retirement:
Apx Sqft: 2000-2500	Family Room, Fenced Yard,	Farm/Agr:
Assessment: POTL:	Fireplace/Stove, Hospital, Level, Library,	Oth Struct: Garden Shed
POTL Mo Fee:	Park, Public Transit	Spec Desig: Unknown
Laundry lev: Lower		

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.04	x 14.44	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	12.8	x 13.78	Hardwood Floor	French Doors	Crown Moulding
3	Kitchen	Main	13.45	x 18.37	Hardwood Floor	Breakfast Bar	Centre Island
4	Family	Main	15.75	x 11.81	Hardwood Floor	W/O To Garden	Gas Fireplace
5	Prim Bdrm	2nd	15.09	x 15.42	Hardwood Floor	5 Pc Ensuite	Bay Window
6	Other	2nd	9.19	x 8.2	Large Closet	B/I Shelves	B/I Vanity
7	2nd Br	2nd	15.09	x 12.14	Hardwood Floor	3 Pc Bath	His/Hers Closets
8	3rd Br	3rd	17.72	x 13.78	Hardwood Floor	3 Pc Ensuite	W/O To Balcony
9	Rec	Lower	25.26	x 15.42	Gas Fireplace	Large Window	Led Lighting
10	Laundry	Lower	11.61	x 12.47			

Client Remks: Nestled on one of The Annex's most coveted streets, this reimagined Victorian home is a rare gem in a prestigious enclave. Fully renovated to the studs in 2017, it masterfully fuses historic charm with modern luxury melding timeless elegance with state-of-the-art upgrades. Its sought-after location speaks volumes, placing you at the heart of urban living with close proximity to the city's cultural and financial hubs. Architectural highlights abound: oversized windows bathe the bright, flowing interior in natural light, while elegant French doors create graceful transitions between rooms. Intricate moldings and wide-plank oak-engineered floors add refined character, complemented by integrated speakers and energy-efficient lighting that elevate the homes sophisticated ambiance. The chefs kitchen is a testament to culinary excellence, outfitted with high-end appliances. Designed for both functionality and style, this space marries modern innovation with timeless elegance. The third-floor, south-facing rooftop terrace is a standout feature a private retreat offering panoramic city views, perfect for serene evenings or lively gatherings. Inside, the home boasts three well-appointed bedroom suites and four luxurious bathrooms, each designed with meticulous attention to comfort and versatility. A large, secluded backyard provides a tranquil outdoor escape for intimate relaxation or alfresco entertaining. The lower level is an entertainers delight, featuring a spacious media room warmed by a gas fireplace and framed by floor-to-ceiling windows that flood the space with light. Landscaped gardens shaded by mature trees create an inviting setting for both social gatherings and quiet reflection. Just a short stroll from the upscale boutiques and fine dining of Bloor Street and Yorkville and with convenient transit access to the downtown Financial District this property stands as one of the finest examples of exclusive, timeless charm in The Annex.

Extras:
Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY416-231-5000